

AGENDA ITEM NO: 7.12

MEETING DATE: February 11, 2025

**STAFF REPORT – COVER SHEET**

SUBJECT: Provincial Housing Target Order –  
Year 1 Interim Progress Report DATE: February 4, 2025

DEPARTMENT: Planning PREPARED BY: Stella Xiao *RK*

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**1. SUMMARY OF ISSUE:**

Chilliwack was issued a Provincial Housing Target Order effective July 1, 2024, which requires 4,594 net new residential units to be completed over the next five years. Annual progress reports are required as part of the Order for tracking and monitoring the City's performance, with the first year also requiring an interim progress report after 6 months. The Year 1 Interim Progress Report has been completed and demonstrates the City is on track by providing 483 units (73%) of its Year 1 target of 659 units. The reported housing units are the result of the City's standard development processes and are not the result of Provincial mandates such as the *Housing Supply Act* or Small-Scale Multi-Unit Housing zoning changes.

**2. RECOMMENDATION:**

That Council receives the report on "Year 1 Interim Housing Targets Progress", dated February 11, 2025, for information. (Presentation)

  
\_\_\_\_\_  
Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
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David Blain  
Chief Administrative Officer

## STAFF REPORT ON PROVINCIAL HOUSING TARGET ORDER – YEAR 1 INTERIM PROGRESS REPORT

PREPARED BY: Stella Xiao DATE: February 4, 2025  
POSITION: Planner III – Long Range DEPARTMENT: Planning

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### 1. BACKGROUND

Under the *Housing Supply Act* enacted in November 2022, the Province of British Columbia issued housing target orders requiring identified municipalities to achieve a specific number of net new housing units within a 5-year period, in an effort to increase housing supply. If a municipality is unable to meet their targets, the *Housing Supply Act* gives the Province certain powers over the municipality to enable new housing to be built.

The City of Chilliwack was listed in the second cohort of municipalities receiving a Housing Target Order (Order), which came into effect on July 1, 2024 (Attachment A). The Order requires that the City completes 4,594 residential units by June 30, 2029, with increasing year-over-year targets during the 5-year period (Table 1).

Table 1: Summary of Housing Target and Reporting Periods for Chilliwack

	Reporting Period	Net New Units	Cumulative Target
Year 1 Interim	July 1, 2024 – December 31, 2024		N/A
Year 1	July 1, 2024 – June 30, 2025	+659	659
Year 2	July 1, 2025 – June 30, 2026	+745	1,404
Year 3	July 1, 2026 – June 30, 2027	+876	2,280
Year 4	July 1, 2027 - June 30, 2028	+1,049	3,329
Year 5	July 1, 2028 – June 30, 2029	+1,265	4,594

When reporting on progress to achieve the Order, the City is required to use a standardized form. Progress reports must be received by Council within 45 days of the end of each reporting period. The Year 1 interim progress report must be received before February 14, 2025, submitted to the Minister of Housing, and made available to the public on the City's website.

### 2. CHILLIWACK CONTEXT

There are 14 First Nations reserves within City boundaries that form an integral part of the community and contribute hundreds of housing units to non-Indigenous residents annually. The City works with First Nations to facilitate future development on their land in terms of traffic management, servicing, utility system capacity, and amenities. Through this partnership, housing development on First Nations land is possible at current levels.

Over the past 5 years (2020-2024), just over 1/3 of new housing units for Chilliwack residents have been constructed on First Nations land (the majority in Ch'íyáqtel [Tzeachten] and Shxwhá:y Village). Including development on neighbouring First Nations lands within the City's reporting facilitates a holistic analysis of housing supply in the Chilliwack area. When combined with residential development on First Nations land, housing units have been developed at a rate greater than the Provincial housing target over the past 5 years (Table 2). The combined approach to tracking residential development has also been applied to the Year 1 Interim Progress Report described in the following section.

Table 2: Historic Housing Units for Chilliwack and Local First Nations

Year	Housing Units		
	City land	First Nations land	Total
2020	700	305	1,005
2021	802	351	1,153
2022	743	330	1,073
2023	479	534	1,013
2024	628	302	930
<b>5-year total</b>	<b>3,352</b>	<b>1,822</b>	<b>5,174</b>
<i>Average</i>	<i>670</i>	<i>364</i>	<i>1,035</i>

**3. YEAR 1 INTERIM PROGRESS REPORT**

The Year 1 Interim Progress Report (Attachment B) tracks the housing units completed in Chilliwack between July 1 to December 31, 2024. Key sections of the report are highlighted below.

**3.1 Net New Housing Units**

Table 3 outlines the number of net new units created, accounting for both completions and demolitions. Although housing units on First Nations land are not tracked or approved through the City's building permit statistics, the count is estimated from the City's Development Cost Charge data and includes completed and under construction units during the reporting period.

Table 3: Net New Housing Units (July 1, 2024 – December 31, 2024)

	Housing Units		
	Completions	Demolitions	Net New Units
<b>City Land</b>	362	30	332
<b>First Nations Land</b>	N/A		151
<b>Combined</b>	N/A		483

### 3.2 Approved and Under Review Housing Units

Many factors determine how long a development process takes from the initial rezoning application, through construction, to final building occupancy. Several steps in the development process can be used to estimate the number of housing units that will be constructed in the near future.

Approved Rezoning Applications, combined with issued Development Permits and Building Permits, add up to 504 housing units during the Year 1 Interim Progress Reporting period (Table 4). These housing units are proceeding through the development process and will be preparing for construction in the short term, or are currently under construction.

Table 4: Housing Units from Approved Applications (as of December 31, 2024)

	Approved Housing Units
Rezoning	56
Development Permit	282
Building Permit	166
<b>Total</b>	<b>504</b>

Development Permits and Building Permits that were under review by the City during the Year 1 Interim reporting period add up to 3,190 housing units (Table 5). If issued, these permits would allow additional units to be developed in the future (Building Permits that were issued prior to the Year 1 Interim Progress Report period, and not included in Table 4 above, were also included in this figure).

Table 5: Housing Units from Under Review Permits (as of December 31, 2024)

	Under Review Housing Units
Development Permit	2,240
Building Permit	450
Building Permit (issued before Y1 Interim Report period)	500
<b>Total</b>	<b>3,190</b>

### 3.3 Additional Information

The Year 1 Interim Progress Report includes supplementary information such as a breakdown of new housing units by type and actions taken by the City to increase its housing supply over the current reporting period. Some highlights include:

- Almost all new units from the Year 1 Interim reporting period were owned (as opposed to being rental units).
- The City expedited the development application review process for three affordable housing projects totaling 188 units, and supported one of those projects through fee waivers totaling \$1.2 million.

**4. DISCUSSION**

**4.1 Year 1 Target Progress**

The City is on track to achieve its Year 1 target of 659 net new housing units by providing 483 units as of December 31, 2024. This includes the combined housing units on City land (332) and First Nations land (151), and equals 73% of the Year 1 target. All of these housing units were issued permits and under construction before the Province issued their Order, and their completion is a result of business-as-usual City and First Nations approval processes.

**4.2 Overall Target Progress**

Table 6 demonstrates that combining the total number of units from all stages of the development process (completed, approved, and under review) results in a total of 4,177 housing units. This total exceeds the Year 4 cumulative housing target (3,329 units), and does not include future housing units completed on First Nations lands.

Table 6: Summary of Housing Target Progress (Year 1 Interim Reporting Period)

	# of Housing Units
Completed	483 (151 First Nations)
Approved	504
Under Review	3,190
<b>Total</b>	<b>4,177</b>

When the City received the Order in June 2024, staff estimated it would be challenging to meet the 5-year target of 4,594 housing units by relying solely on housing units developed on municipal land. With refined data collection (described below) the volume of housing development under review by the City is clearer, and it is possible the City could meet the 5-year target through housing development on municipal land only, should all development proposals proceed. In order to provide a holistic analysis of housing supply in Chilliwack, and account for the City’s partnerships with local First Nations, housing developed on First Nations land will continue to be counted.

**4.3 City Impacts**

Staff note that fulfilling Provincial reporting requirements for the Housing Target Order resulted in significant staff time and effort to collect housing unit data, revise workflow processes, and update internal application tracking tools. This increased work load crossed multiple departments and included hiring a consultant to implement database and system modifications.

The tracking of additional data was done to provide the level of detail in the Provincial Interim Progress Report template, including units by size, tenure, and affordability, and supported by development application tracking. While the Order does not mandate units of different sizes or tenures at this time, the Province issued non-mandatory guidance on the breakdown of unit types to address varying types of housing needs within the City (Attachment C). As Provincial oversight is now taking place in municipal housing approvals, it is possible this “guidance” may be incorporated in future changes to the Order, or new housing mandates.

**5. NEXT STEPS:**

The Year 1 Interim Progress Report will be submitted to the Minister of Housing and published to the City website following Council's receipt of the report.

Staff will continue to track application records and permit data for upcoming reporting periods. Ongoing business process improvements will continue to enable more efficient tracking and reporting. In addition, the City continues to implement policies and initiatives to support creating more housing in a variety of forms, tenures, and levels of affordability.

The Housing Targets report detailing progress for all of Year 1 (July 1, 2024 and June 30, 2025) must be received by Council before August 14, 2025, and staff will provide the report to Council before that date.

**6. RECOMMENDATION & SUBSTANTIATION****Recommendation:**

That Council receives the report on "Year 1 Interim Housing Targets Progress", dated February 11, 2025, for information. (Presentation)

**Substantiation:**

Chilliwack is on track to meet its Provincial Housing Target Order as demonstrated in historical building permit issuance rates and the Interim Progress Report. The reported housing units are the result of the City's standard development processes and are not the result of Provincial mandates such as the *Housing Supply Act* or Small-Scale Multi-Unit Housing zoning changes. Continual improvements in business processes and upcoming implementation of current projects will enable an even greater number of housing to be built. The information contained within the Interim Housing Targets Progress Report meets the requirements of the Housing Targets Order, and builds a basis of comparison for future progress reports as part of fulfillment of the Order.

**7. SOURCES OF INFORMATION:**

Attachment A – Ministerial Housing Targets Order

Attachment B – Year 1 Interim Housing Targets Progress Report

Attachment C – Housing Unit Breakdown as Guidance for the City of Chilliwack

# Attachment A

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF HOUSING

*Housing Supply Act*

Ministerial Order No. M209


WHEREAS

- A The minister has, prior to making this Housing Target Order, considered the information set out in section 3 (1) *Housing Supply Act*, SBC 2022, c 38, in relation to the City of Chilliwack.
- B In accordance with section 3(2) and (3) *Housing Supply Act*, SBC 2022, c 38, the minister has consulted with the City of Chilliwack regarding this housing target order
- C The minister has:
  - i. provided a description of the proposed Housing Target Order to the City of Chilliwack
  - ii in accordance with section 4(1), Housing Supply Regulation, B C Reg. 133/2023, provided the City of Chilliwack an opportunity to provide written comments to the minister.
- D. An extension to the consultation period, if any, granted by the minister to the City of Chilliwack, pursuant to section 4(2), Housing Supply Regulation, Reg 133/2023, has elapsed

NOW THEREFORE Pursuant to section 2, *Housing Supply Act*, SBC 2022, c. 38, the Minister of Housing orders as follows

- 1. A housing target order is made for the City of Chilliwack, effective July 1, 2024 (the “**Effective Date**”).
- 2. The housing targets for the City of Chilliwack under this housing target order are set out in the attached **Schedule A** (*Housing Targets*).
- 3 The performance indicators by which progress by the City of Chilliwack toward meeting each housing target is to be assessed are described in the attached **Schedule B** (*Performance Indicators*)
- 4 This Housing Target Order begins on the Effective Date and ends on June 30, 2029 (the “**End Date**”).

June 25, 2024  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Minister of Housing

*(This part is for administrative purposes only and is not part of the Order.)*

Authority under which Order is made:

Act and section: *Housing Supply Act*, S.B.C. 2022, c. 38, s 2  
Other: Housing Supply Regulation, B C. Reg 133/2023



5. The City of Chilliwack must prepare and submit a housing target progress report at the intervals set out in the attached **Schedule C** (*Housing Targets Progress Reporting*).

**SCHEDULE A**  
**Housing Targets**

1. The five-year housing target for the City of Chilliwack is **4,594 units**, which is the total minimum number of net new completed housing units required to comply with this Provincial Housing Target Order.
2. The above housing targets reflect 75% of the total Provincial Housing Needs Estimate for the City of Chilliwack.
3. For each Progress Reporting Period as set out in Schedule C, the annual cumulative number of net new housing units will be measured as follows
  - a. Year 1: 659
  - b. Year 2: 1,404
  - c. Year 3: 2,280
  - d. Year 4: 3,329
  - e. Year 5: 4,594

**SCHEDULE B**  
**Performance Indicators**

1. The performance indicators to measure annual progress toward achieving the housing target are set out in Table 1 and are based on:
- a Progress toward achieving the annual cumulative housing target; and
  - b Actions taken by the municipality toward meeting the annual housing target.

**Table 1 - Performance Indicators**

Category	Performance Indicator	Data to Measure
<b>Annual cumulative housing target</b>	Satisfactory progress to meet annual cumulative housing target, measured by completed net new housing units.	Total number of net new housing units (completions minus demolitions) during the reporting period.
<b>Actions taken by the municipality toward meeting the annual cumulative housing target</b>	Satisfactory progress demonstrated by. <ul style="list-style-type: none"> <li>1. Update of land use planning documents to align with housing targets;</li> <li>2. Adoption of policies and initiatives to meet housing targets; and</li> <li>3. Residential approvals complete and/or in progress that met or will meet housing targets.</li> </ul>	<ul style="list-style-type: none"> <li>1. Relevant information about updates to land use planning documents such as the Official Community Plan, Zoning Bylaw, Housing Needs Report, Housing Action Plan/Strategy (other documents, e.g., Strategic Plan) including date of last update, and related policies that align with achieving annual housing targets</li> <li>2. Description of new/amended bylaws and policies, innovative approaches, and pilot projects undertaken to achieve housing targets.</li> <li>3. The number of applications received and permits issued in relation to residential development such as development, building and rezonings.</li> </ul>

**SCHEDULE C**  
**Housing Targets Progress Reporting**

The City of Chilliwack must receive the progress report by resolution within 45 days of the end of the reporting period:

- Reporting Period 1.1 July 1, 2024 – December 31, 2024
- Reporting Period 1.2 July 1, 2024 – June 30, 2025
- Reporting Period 2 July 1, 2025 – June 30, 2026
- Reporting Period 3: July 1, 2026 – June 30, 2027
- Reporting Period 4: July 1, 2027 - June 30, 2028
- Reporting Period 5: July 1, 2028 – June 30, 2029

Progress Report Forms must be posted to the municipal website and submitted to the Minister as soon as practicable after being received.

# Attachment B



## HOUSING TARGET PROGRESS REPORT FORM

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Housing Targets Branch

BC Ministry of Housing and Municipal Affairs

### PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

### REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

### ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

### REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at [Housing.Targets@gov.bc.ca](mailto:Housing.Targets@gov.bc.ca) as soon as practicable after Council resolution.

**Do not submit the form directly to the Minister's Office.**



**HOUSING TARGET PROGRESS REPORT FORM**

Housing Targets Branch  
 BC Ministry of Housing and Municipal Affairs

<b>Section 1: MUNICIPAL INFORMATION</b>	
<b>Municipality</b>	City of Chilliwack
<b>Housing Target Order Date</b>	July 1, 2024
<b>Reporting Period</b>	July 1, 2024 – December 31, 2024
<b>Date Received by Council Resolution</b>	February 11, 2025
<b>Date Submitted to Ministry</b>	February 12, 2025
<b>Municipal Website of Published Report</b>	<a href="http://www.chilliwack.com/housing">www.chilliwack.com/housing</a>
<b>Report Prepared By</b>	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
<b>Municipal Contact Info</b>	Gillian Villeneuve, Director of Planning, <a href="mailto:villeneuve@chilliwack.com">villeneuve@chilliwack.com</a> , 604.793.2779
<b>Contractor Contact Info</b>	<input checked="" type="checkbox"/> N/A

<b>Section 2: NUMBER OF NET NEW UNITS</b>				
<p>Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. <u>Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.</u></p> <p><b>Section 8 must be completed if a housing target has not been met for the reporting period.</b></p>				
	<b>Completions</b> (Reporting Period)	<b>Demolitions</b> (Reporting Period)	<b>Net New Units</b> (Reporting Period)	<b>Net New Units</b> (Since HTO Effective Date)
<b>Total – City land</b>	362	30	332	332
			<b>Total – First Nations land</b>	151
			<b>Total – Combined</b>	483

**Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)**

Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.

	<b>Completions</b> (Reporting Period)	<b>Demolitions</b> (Reporting Period)	<b>Net New Units</b> (Reporting Period)	<b>Net New Units</b> (Since Effective HTO Date)
<b>Units by Size</b>				
Studio	0	0	0	0
One Bedroom	212	0	212	212
Two Bedroom	76	15	61	61
Three Bedroom	49	13	36	36
Four or More Bedroom <sup>1</sup>	25	2	23	23
<b>Units by Tenure</b>				
Rental Units <sup>2</sup> – Total	33	0	33	33
Rental – Purpose Built	0	0	0	0
Rental – Secondary Suite	26	0	26	26
Rental – Accessory Dwelling	7	0	7	7
Rental – Co-op	0	0	0	0
Owned Units	329	30	299	299
<b>Units by Rental Affordability</b>				
Market	33	0	33	33
Below Market <sup>3</sup> - Total	0	0	0	0
Below Market - Rental Units with On-Site Supports <sup>4</sup>	0	0	0	0



**Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY**

**A)** Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

**Action: Delegated Authority & Fee Amendment Bylaws** – Following the adoption of the small-scale multi-unit housing amendment bylaw, the City developed a delegated authority approval process with a reduced application fee.

- **Date:** July 16, 2024
- **Alignment with Housing Target:** Streamlining the development permit application process with a reduced application fee accelerates the construction of the small-scale multi-unit housing.
- **Public information:** [Report to Council \(Item 7.8\)](#)

**Action: Interim Housing Needs Report** – The City has completed an interim housing needs report (HNR) of existing and future housing needs over a 20-year period. The report was completed in accordance with recent changes to the *Local Government Act* requiring local governments to complete an interim HNR by the end of 2024.

- **Date:** November 19, 2024
- **Alignment with Housing Target:** The HNR helps the City understand current and anticipated housing needs, which will inform the Official Community Plan (OCP) update that is currently underway.
- **Public Information:** [www.chilliwack.com/housing](http://www.chilliwack.com/housing)

**Action: Expedited Development Review Process for 124 units of Supportive/Affordable Housing** –

- **45835 Spadina Avenue:** 64 residential units, including 20 affordable market rental units, 33 rent geared to income units and 11 deep subsidy units (BC Housing funded facility, to be operated by Mamale'awt Qweesome Housing Society). As of writing this report, the Building Permit is ready for issuance.
- **46723 Yale Road:** 60 residential units (BC Housing funded facility, to be operated by the Ann Davis Transition Society). As of writing this report, a Building Permit application has not been received.

**Action: Reduced Financial Barriers for 64 units of Affordable Housing**– The Development Cost Charges (\$1,183,977.47) and permit fees (\$31,394.14) were waived to support the development of a 64 residential unit affordable housing project at 45835 Spadina Avenue.

- **Date:** December 3, 2024

- **Alignment with Housing Target:** This project will add 64 affordable housing units to the rental housing market in Chilliwack.
- **Public information:** [Report to Council \(Item 7.10\)](#)

**Action:** In response to the Housing Target Order, the City retained a contractor to support staff in updating internal permit tracking software to align data collection methods with Order requirements.

- **Date:** November 20, 2024
- **Alignment with Housing Target:** The updated software helps staff better understand current and anticipated housing units, giving further insight into whether progress has been made towards meeting targets and overall housing need in the community.

**B)** Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

Chilliwack housing market activity is not limited to municipal land. There are 14 First Nation Reserves within the municipal boundaries that form an integral part of the community and contribute hundreds of housing units to non-Indigenous residents annually. The City works closely with First Nations to coordinate future development on their land in terms of traffic management, servicing, utility system capacity planning, environmental design, recreational facility planning, and social/ economic/ cultural activities. Through this partnership, housing development on First Nations land is possible at current levels.

Housing units constructed on First Nations land are included in Section 2 to provide a complete picture of the housing market in Chilliwack. Though not tracked or approved through the City's building permit statistics, the units are estimated based on the City's Development Cost Charge statistics. Between July 1 – December 31, 2024, approximately 151 new residential units were constructed on First Nation land\*. The majority of this growth and development is occurring on Ch'íyáqtel (Tzeachten) and Shxwhá:y Village.

\*constructed or under construction

**Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS**

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of net new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
<b>Applications</b>	10	7	67	84
<b>New Units*</b>	56	282	166	504
<b>Unit Breakdown</b>				
<b>Units by Size</b>				
Studio	See note 1	40	See note 2	40
One Bedroom		138		138
Two Bedroom		77		77
Three Bedroom		27		27
Four or More Bedroom <sup>1</sup>		0		0
<b>Units by Tenure</b>				
Rental Units <sup>2</sup> – Total <sup>2</sup>	See note 1	133	See note 2	133
Rental – Purpose Built		124		124
Rental – Secondary Suite		8		8
Rental – Accessory Dwelling		1		1
Rental – Co-op		0		0
Owned Units		149		149
<b>Units by Rental Affordability</b>				
Market	See note 1	9	See note 2	9
Below Market <sup>3</sup> - Total		124		124
Below Market - Rental Units with On-Site Supports <sup>4</sup>		0		0

\*Does not capture "net".

Note 1. This information is not typically known or provided by the applicant at rezoning stage.

Note 2. This information is only recorded once occupancy is granted (see Sections 2 and 3 of this Report).

**Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS**

**A)** Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	<b>Applications Withdrawn</b>	<b>Applications Not Approved</b>
<b>Applications</b>	27	2
<b>Proposed Units</b>	154	138

**B)** Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

Applications Withdrawn:

1. RZ001301 & DP01493 - Rezoning and Development Permit application for a 21-storey mixed-use building with 89 residential units. The applicant chose not to proceed with the project and the applications were withdrawn on October 11, 2024.
2. RZ001514 – Rezoning application for 4 townhouse units. In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on November 1, 2024.
3. RZ001613 – Rezoning application for 2 residential infill lots with coach houses (4 units). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on August 6, 2024. A new Development Permit application for Small-Scale Multi-unit Housing is now under review by the City.
4. RZ001616 – Rezoning application for 2 residential infill lots (4 units). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on October 9, 2024.
5. RZ001676 – Rezoning application for 2 residential infill lots (4 units). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on August 21, 2024.
6. RZ001685 – Rezoning application for 2 residential infill lots (4 units). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on July 5, 2024.
7. RZ001686 – Rezoning application for a duplex (2 units). The applicant chose not to proceed with the project and the application was withdrawn on August 30, 2024.
8. RZ001703 – Rezoning application for a coach house (1 unit). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the application chose not to proceed with the application, which was withdrawn on December 13, 2024.

9. RZ001732 – Rezoning application for 2 residential infill lots (4 units). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on August 30, 2024.
10. RZ001736 & DP001761 – Rezoning and Development Permit application for 10 townhouse units with 3 secondary suites (13 units). The applicant chose not to proceed with the project and the applications were withdrawn on October 4, 2024. A new subdivision application for a 3 lot subdivision is now under review by the City.
11. RZ001779 – Rezoning application for 2 residential infill lots (4 units). In light of Zoning Bylaw amendments to permit Small-Scale Multi-unit Housing, the applicant chose not to proceed with the application, which was withdrawn on November 15, 2024.
12. BP033531 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on October 22, 2024. A new Building Permit application for a duplex is now under review by the City.
13. BP034240 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on November 19, 2024.
14. BP034241 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on November 19, 2024.
15. BP034242 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on November 19, 2024.
16. BP034243 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on November 19, 2024.
17. BP034304 – Building Permit application for a single detached dwelling (1 unit). Due to change in ownership, the application was withdrawn on July 29, 2024.
18. BP034305 – Building Permit application for a coach house (1 unit). Due to change in ownership, the application was withdrawn on July 29, 2024.
19. BP034528 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on September 19, 2024.
20. BP034529 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on September 19, 2024.
21. BP034530 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on September 19, 2024.
22. BP034532 – Building Permit application for a duplex (2 units). Due to a lack of activity, the application lapsed and was cancelled on September 19, 2024.

23. BP035116 – Building Permit application for a manufactured home (1 unit). The Agricultural Land Commission (ALC) denied the Notice of Intent for Soil and Fill and as such, the application was cancelled on July 26, 2024. The applicant has since revised their application and a new Building Permit application to situate a manufactured home is now under review by the City.

Applications Not approved:

1. RZ001450 & DVP01242 & DP001502 – Rezoning, Development Variance Permit, and Development Permit applications for a 5-storey apartment building with 74 residential units. Council denied first and second reading of the rezoning application on August 20, 2024. The Development Permit and Development Variance Permit were subsequently withdrawn by the applicant.
2. RZ001708 & DP001695 – Rezoning and Development Permit application for a 7-storey mixed-use building with 64 residential units. The application was inconsistent with the OCP and Council denied third reading of the rezoning application on August 6, 2024. The Development Permit was subsequently withdrawn by the applicant.

**Section 7: OTHER INFORMATION**

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

**In-Progress Work:**

Development Application Review – As of writing this report, an estimated 3,190 residential units are currently under review in the following stages:

- 2,240 units (Development Permit review, not issued)
- 450 units (Building Permit review, not issued)
- 500 units (Building Permit issued, prior to Interim report period included in Section 5)

2050 Official Community Plan Review – The City is beginning a review and update of the OCP. The current OCP was adopted in 2014, which will be just over 10 years from this update. This update will enable the City to respond to changes in growth patterns and other recent Provincial legislation, including small-scale multi-unit housing and transit-oriented area development. The Zoning Bylaw is also anticipated to be updated concurrently to ensure alignment with OCP objectives.

Design Guidelines Review and Update – The City is conducting a comprehensive review and revision of its Design Guidelines. The existing Design Guidelines will be replaced with new guidelines that address new built forms and design constraints. The Zoning Bylaw is also anticipated to be updated concurrently to ensure alignment with Design Guideline objectives, along with the Delegation Authority Bylaw to streamline the approvals process.

Residential Development Financial Analysis – The City is conducting a study that supports potentially incorporating bonus density regulation and policy into the Zoning Bylaw and OCP, along with an expansion or modifications to the Development Cost Charge program and inclusion of Amenity Cost Charges.

**Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS**

If the housing target has not been met for the reporting period, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

**NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.**

<b>Name of Action:</b>	
<b>Description of Action:</b>	
<b>Completion/Milestone Date:</b>	
<b>Link:</b>	<b>Number of Units:</b>

<b>Name of Action:</b>	
<b>Description of Action:</b>	
<b>Completion/Milestone Date:</b>	
<b>Link:</b>	<b>Number of Units:</b>

*\*Copy/Paste above description tables as needed*

<sup>1</sup> If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.

<sup>2</sup> **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

<sup>3</sup> **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

<sup>4</sup> **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.



# Attachment C



Appendix B – Housing Unit Breakdown as Guidance for the City of Chilliwack

The following guidelines are based on 75% of the Province’s estimated housing need by unit size, tenure, rental affordability, and rental units with on-site supports. Needs are estimated over a five-year timeframe between 2024 and 2029.

UNITS BY SIZE	GUIDELINE
Studio/One bedroom	2,606
Two Bedroom	748
Three or More Bedroom	1,240

UNITS BY TENURE	GUIDELINE
Rental Units	2,260
Owned Units	2,334

**Rental units:** Number of new rental units built in prescribed municipality, including purpose built rental and secondary rental (e.g. secondary suites, accessory dwellings, etc.).

RENTAL AFFORDABILITY	GUIDELINE
Below Market	985
Market	1,275

**Below Market:** Number of rental units which are at or below 30% of the local Housing Income Limits (HIL) per unit size.

SUPPORTIVE RENTAL UNITS	TOTAL
With On-site Supports	120

**Supportive rental units with On-Site Supports:** Number of below-market rental units with on-site supports to provide permanent housing for people to transition out of homelessness.